



Christchurch Park
Sutton, SM2 5UD
Guide price £325,000

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GUIDE PRICE £325,000 - £350,000 Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice of quality apartments on the market, with you possibly having to settle for something that isn't quite right. The great news is that Amberley Court just ticks so many boxes, with this particular property being in need of modernisation, so ideal for you to put your own stamp on, with it also one of the largest of its type in the area. Positioned within an incredibly coveted development, you'll appreciate pulling up to the block after a hard day at work and into your incredible home, which is such fantastic place to live. The spacious layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The large kitchen will be a great place to cook up a storm in, with a large amount of work surfaces, perfect for when your guests come over and you throw one of your famous dinner parties. Additionally, the sumptuously proportioned lounge really is a huge space, with enough room to not just relax in, but also to dine comfortably, with views over communal grounds being a bonus when you do. When this happens and you offer your friends to spend the night, this is an apartment has the bonus a second bedroom that really is a true double size, which could even accommodate a work area, keeping that master bedroom totally free to be your sanctuary of style and peace. So, what about location? Well, you really are in the the most sought after road in Sutton for apartment living, centrally located, being within a short walk into town, with a vast selection of shopping facilities, restaurants and bars and excellent transport links whizzing you up to town in under half an hour! So, downsides? Well, if you consider the property also has no onward chain and a garage en-bloc, we're struggling to find any!



GROUND FLOOR

Hallway

Living/Dining Room
19'7 x 14'10 (5.97m x 4.52m)

Kitchen
10'9 x 9'1 (3.28m x 2.77m)

Cloakroom
4'5 x 4'2 maximum (1.35m x 1.27m maximum)



Lobby

Bedroom
15'1 x 14'11 maximum (4.60m x 4.55m maximum)

Bedroom
13'11 x 9'2 (4.24m x 2.79m)

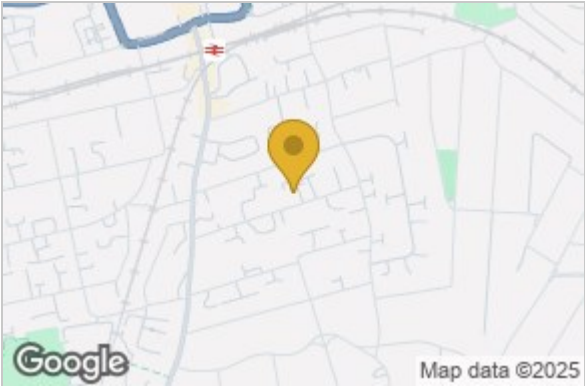
Bathroom

OUTSIDE

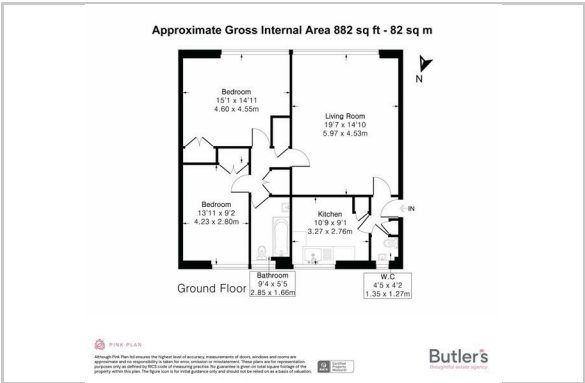
Garage

Communal Grounds

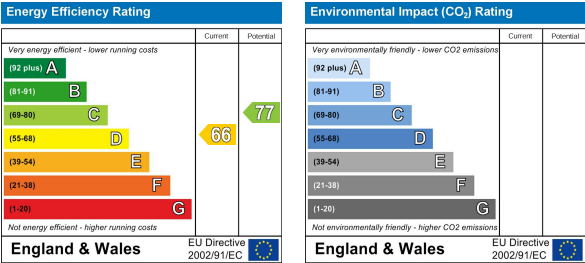
Area Map



Floor Plan



Energy Efficiency Graph



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